BILL GARRETT, Davidson County
Trans:T20090085018 DEEDQC
Recvd: 12/17/09 11:49 3 pgs
Fees:17.00 Taxes:0.00
20091217-0114919

After Recording Return To:

Return To:
Southwest Financial Services, LTD.
P.O. Box 300
Cincinnati, OH 45273-8043
DF407931

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
14701020300
21222967

QUIT CLAIM DEED

[this conveyance is to update legal name – resumption of maiden name granted in Order filed February 20, 2003 in case number 00D-1616 in the Second Circuit Court for Davidson County, Tennessee]

New Owner/ Property Being Conveyed
CARLOTTA J. SINGLETON
317 Gaywood Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 12 day of NOVEMBER, 2009, between CARLOTTA J. SINGLETON, ***formerly known as Carlotta Sanborn***, hereinafter referred to as "Party of the First Part" and CARLOTTA J. SINGLETON, an unmarried woman, residing at 317 Gaywood Drive, Nashville, Tennessee 37217, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING LOT NO. 303 ON THE PLAN OF CALDWELL HALL, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.

RECORD
IA

BEING THE SAME PROPERTY AS CONVEYED TO CARLOTTA SANBORN BY WARRANTY DEED FROM WILLIAM M. BARKER AND LINDA M. BARKER DATED JUNE 15, 2001 AND RECORDED JUNE 28, 2001 IN DOCUMENT NO. 20010628-0068416 IN DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CARLOTTA SANBORN BY DECREE OF DIVORCE IN RE: SANBORN V. SANBORN, CASE NO. 00D-1616 FILED JANUARY 16, 2003 AND BEING FILED SIMULTANEOUSLY HERETO.

PROPERTY ADDRESS: 317 Gaywood Drive, Nashville, Tennessee 37217
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Carlotta Singleton
CARLOTTA J. SINGLETON
formerly known as Carlotta Sanborn

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 12 day of November, 2009, before me personally appeared CARLOTTA J. SINGLETON, ***formerly known as Carlotta Sanborn***, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

LaWon Gladney
NOTARY PUBLIC

LAWON GLADNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

Carlotta Singleton
Affiant

Subscribed and sworn to before me
this 12 day of November, 2009.

LaWon Gladney
NOTARY PUBLIC My Commission Expires: 11/07/2012

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.** Title Connect #: TC06-21862

L. GLADNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

EXHIBIT "A"

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 303 ON THE PLAN OF CALDWELL HALL, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

TAX I.D. NO: 14701020300

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: WILLIAM H. BARKER AND LINDA M. BARKER, HUSBAND AND WIFE
GRANTEE: CARLOTTA SANBORN,
DATED: 6/15/2001
RECORDED: 6/28/2001
DOC#/BOOK-PAGE: 20010628-0068416

NOTE: FOR STREET NUMBERING PURPOSES KNOWN AS: 317 GAYWOOD DR, NASHVILLE, TENNESSEE 37211-4426

END OF SCHEDULE A